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Design Review Board Study Session

TO: DESIGN REVIEW BOARD

FROM: AMY TEMES, SR. PLANNER *AT*
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
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MEETING DATE: OCTOBER 9, 2014

SUBJECT: DR14-34, POPEYES LOUISIANA KITCHEN

STRATEGIC INITIATIVE: Economic Development

To allow for the development of a commercial pad within an existing shopping center.

REQUEST

DR14-34, project name: site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.48 acres located at the northeast corner of Arizona Avenue and Desert Lane zoned General Commercial (GC) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

Company: Arc One Associates
Name: Josh Oehler

Company: Z & H Foods
Name: Jeffery Bennett

Address: 1427 N. 3rd St, #301
Phoenix, AZ 85004
Phone: (602) 242-7871
Email: josh@arconeassociates.com

Address: 3100 Main Street
Dallas, TX 75226
Phone: (214) 240-1510
Email:

BACKGROUND/DISCUSSION

History

Date	Action
<i>March 3, 1987</i>	Planning Commission approved case S054, preliminary plat for Fiesta Tech Master Plan Phase II, for Lots 1-6
<i>September 27, 1994</i>	Council approved case Z94-24 (Ord. No. 894) The Earnhardt Dodge-Fiesta Tech PAD Amend PAD R-4 to I-1 for new car storage and employee parking
<i>September 27, 1994</i>	Planning Commission approved case UP94-09, for Earnhardt Retail car sales, for a 2 year approval period.
<i>January 11, 1996</i>	DRB approved case DR95-60, Earnhardt Dodge, site package.
<i>August 15, 1996</i>	DRB approved case DR96-40, Earnhardt Dodge, Lot 6 Fiesta Tech Center, for site plan, elevations, landscaping, lighting, and grading.
<i>November 13, 1997</i>	DRB approved case DR97-65, Hertz Rental Car, on the lot located south of the site and Desert Lane, Parcel 3, Continental Tech Center
<i>December 10, 1998</i>	DRB approved case DR98-91, Costco Wholesale, on the lot located north of the site.
<i>November 15, 2012</i>	DRB considered case DR12-24, Arizona Avenue Retail Center, on the on the subject site (See Comments from Nov. 15, 2012 DRB Study Session, below).
<i>December 13, 2012</i>	DRB approved DR12-24, Arizona Avenue Retail Center Pad A, anchor, and the primary parking lot on 14.54 net acres.

Overview

The request is to construct a stand-alone limited service restaurant on a 1.48 acre pad (Pad C) within the approved AZ Avenue Winco shopping center site. The overall development proposes a 94,683 sq. ft. grocery store, plus three (approximately 1 to 2 acre) pad sites. The proposed development is coordinated with the Winco site and the proposed Pad C site plan. An Administrative Use Permit application has submitted to secure shared parking between all pads/users within the overall site plan.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Category	Existing Zoning
North	General Commercial	General Commercial (GC) PAD
South	General Commercial	Desert Lane then General Commercial (GC) PAD
East	General Commercial	Colorado St. then General Commercial (GC)
West	City of Mesa Commercial/Office	Arizona Ave. then Commercial/Office and Multi-Family Residential
Site	General Commercial	General Commercial (GC) PAD

Project Data Table

Gross Site Acreage	16.99 acres gross, 14.57 acres net
Development Proposal	Development of pads B and D
Zoning	General Commercial (GC) PAD
Buildings	4 (1 Major retail, 3 Pad sites)
Floor Area	114,225sqft. Total Major Retail- 94,671 sq. ft. Pad B- 9,100 sq. ft. Pad C- 2,979 sq. ft. Pad D- 7,475 sq. ft.
Lot Coverage Allowed/ Provided	No Maximum/21% -22%
Building Setback Front (Arizona Ave.) Required	25'
Building Setback Front (Arizona Ave.) Proposed	25' Pad
Building Setback (north) Side to Non-residential Required	20'
Building Setback (north) Side to Non-residential Proposed	20'
Building Setback (east) Side to Non-residential Required	20'
Building Setback (east) Side to Non-residential Proposed	20'
Building Setback (south) Side (street) to Non-residential Required	20'
Building Setback (south) Side (street) to Non-residential Proposed	20'
Building Height Required	45'
Building Height Proposed	28' to top of parapet
Parking Required (based on general retail at 1 sp. 250 sq. ft. of gross floor area)/ Provided	477 Total Required/519 provided Winco Pad A 379 required/421 provided Pad B 36 required/38 provided Pad C 32 required/40 provided Pad D 30 required/31 provided AUP in process for shared parking
Open Space Required/ Provided (Net Lot Area)	15% required/total not provided.

DISCUSSION**Site Plan**

The Master Site Plan was approved in DR12-24. The proposed development for Pad C is generally in keeping with the building location, circulation and parking with only the difference

being the addition of the drive-through. The drive-through meets the stacking requirements based on the pick-up window location. Staff does have some concern that there may not be enough stacking behind the order location, but there is no Code provision for this topic. Staff supports the outdoor dining area. One parking area with 9 spaces will need to be adjusted to meet the requirement for a maximum of 8 parking spaces between landscape islands. Staff does not support a narrow 2' median between a main drive aisle and a drive through that has no screening or landscape. The median should be increased to a minimum of 5' and screening should be provided around the entire length of the drive-through.

Landscape

Staff recommends that the Palo Brea, Desert Carpet Acacia, Red Bird of Paradise and the Agave Geminiflora be changed out for plants on the approved shopping center palette. Staff would also prefer that agaves be located away from parking or pedestrian areas. In 1st Review, staff has requested details and information regarding screen walls, trash enclosure, the outdoor dining, shade cover and furnishings. It is anticipated that these will match those approved for Winco (Pad A).

Grading and Drainage

Pad C is graded to drain to the basins approved in DR12-24 Winco (Pad A). No other grading or drainage changes have been made since the original approval.

Elevations/Floor Plans

The elevations are the same design as approved last month for the Winco shopping center at Market and Pecos. The color palette has been adjusted to this site. However, staff would like the field color either be Benjamin Moore Monterey White or Wilmington Tan and the cornice accent Maryville Brown. It may be the applicant's choice if they wish to match the awning to Copper Cote instead of Tiger Drylac.

Lighting

Staff has requested a lighting plan and cut sheets. The only lighting anticipated is parking lot lights that will match the approved lighting for the shopping center.

Signage

Signage is not being reviewed or approved with this DR case. A Minor Administrative Design review will be required prior to sign permitting.

Summary

The applicant is requesting any input to address prior to final approval as they desire to proceed with Construction Drawings at risk.

REQUESTED INPUT

1. Input regarding the submittal packet.
2. Recommendation to move forward with cd at-risk submittal per staff's 1st Review comments and the Design Review Board's additional input.

Respectfully submitted,



Amy Temes
Senior Planner

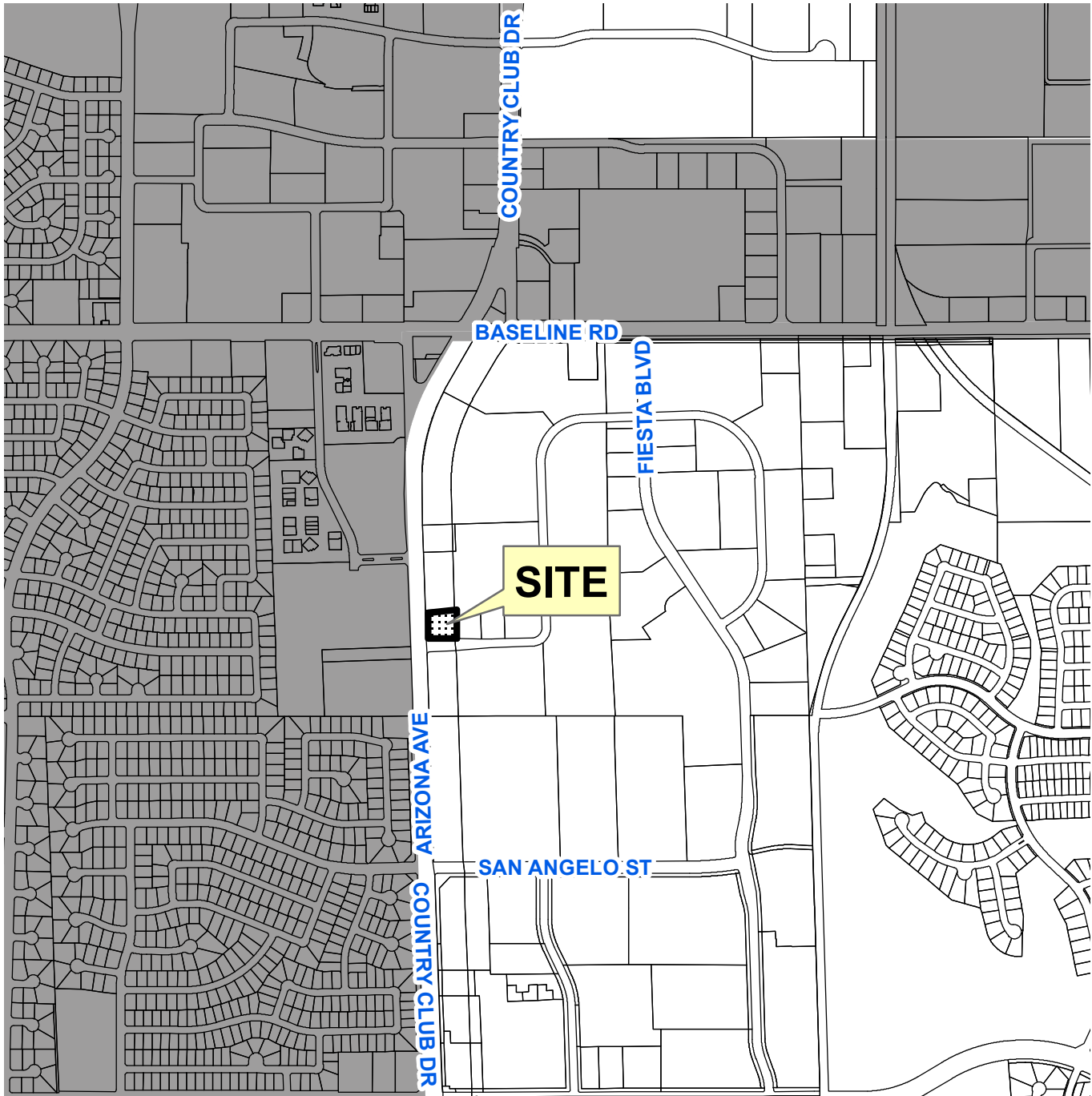
Attachments:

1. Vicinity Map
2. Approved Overall Site Plan DR12-24, approve December 13, 2012
3. Approved Pad A Elevations DR12-24, approved December 13, 2012
4. Site Plan
5. Landscape
6. Grading and Drainage
7. Elevations/Colors and Materials
8. Lighting

DR14-34

Vicinity Map

SITE LOCATION:

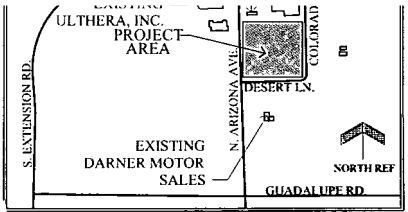


■ MESA
□ TOWN OF GILBERT

0 400 800 1,600 Feet



DR14-34 : Popeyes Louisiana Kitchen
Exhibit 2 - Overall Site Plan (DR12-24)
October 9, 2014



VICINITY MAP

SITE PLAN NOTES

1. ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
2. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
3. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 8' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
4. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
 - A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.
 - B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
 - C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
5. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
6. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR:
 - B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
7. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
8. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
9. PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
 - A. ENCLOSED IN PLASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR:
 - B. ROUTED UNDER GROUND.
10. ALL BACKFLOW PREVENTION DEVICES LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS 2" OR SMALLER SHALL BE PLACED IN A LOCKED WIRE MESH CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
11. ALL FREESTANDING LIGHT POLES SHALL:
 - A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
 - B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
 - C. BE LOCATED TO AVOID CONFLICT WITH TREES.
12. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
13. LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
14. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
15. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANTE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
16. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
17. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
18. EXISTING ON-SITE PLANT REPLACED WITH COMPARAB

DESIGN REVIEW DRAWINGS
WINCO FOODS STORE
NEC OF ARIZONA AVE. &
DESERT LN., GILBERT, AZ

WinCo
Foods

SHEET TITLE

SITE
INDEX
PLAN

SHEET

DR1.0

DEVELOPMENT DATA

DEVELOPMENT DATA
CURRENT ZONING: GC GENERAL COMMERCIAL
PROPOSED ZONING: GC GENERAL COMMERCIAL
CURRENT GENERAL PLAN CLASS: GENERAL COMMERCIAL (GC)
PROPOSED GENERAL PLAN CLASS: GENERAL COMMERCIAL (GC)
GROSS SITE AREA: 740,436.77 SF 16.99 AC
PERCENT IN ZONING CATEGORY: 100%
NET SITE AREA: 634,898 SF 14.57 AC
TOTAL BUILDING AREA: PAD 'A' 94,683 SF
PAD 'B' 9,145 SF
PAD 'C' 7,795 SF
PAD 'D' 6,388 SF
TOTAL 117,949 SF

GROSS DENSITY (LOT COVERAGE): 18.5%
LANDSCAPE AREA PROVIDED: 165,661 SF
PERCENT OF LANDSCAPE: 26%

DEVELOPMENT STANDARD(S)	EXISTING	PROPOSED
MAX SIZE OF USE OR USER (SF):	NONE	NONE
MAX BUILDING HEIGHT:	45'	45'
BUILDING STEP-BACK:	YES	YES
MIN SETBACKS: FRONT	25'	25'
SIDE (STREET)	20'	20'
SIDE (NONRESIDENTIAL)	20'	20'
REAR (NONRESIDENTIAL)	20'	20'
BUILDING SEPARATION		
SINGLE STORY:	15'	15'
MULTIPLE STORY:	20'	20'
MIN REQ PER LS: FRONT	25'	25'
SIDE (STREET)	20'	20'
SIDE (NONRESIDENTIAL)	20'	20'
REAR (NONRESIDENTIAL)	20'	20'
LANDSCAPE (% OF NET AREA)	15%	15%
MIN. BUILDING SETBACK TO PARKING (EXCLUSIVE OF PARKING OVERHANG)	4'	4'
**NO RESIDENTIAL USE IS PROPOSED WITH THIS DEVELOPMENT PARKING (RETAIL SALES GENERAL 1/250 SF (GROSS FLOOR AREA))		

PARKING:	REQ'D	PROVIDED
PAD 'A'	379	462
PAD 'B'	37	33
PAD 'C'	31	33
PAD 'D'	26	25
TOTAL:	473	553

LEGEND

PARKING COUNT



CLEAR SITE TRIANGLES

PROPERTY CORNER

* LANDSCAPE SETBACKS EQUAL BUILDING SETBACKS

CONTACTS

ARCHITECT:
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CTA ARCHITECTS ENGINEERS
1185 GROVE STREET
BOISE, IDAHO 83702
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FAX: 208-343-3531
CONTACT: TODD POIRIER
EMAIL: TODDP@CTAGROUP.COM

CIVIL ENGINEER:
KRIS DESPER
CTA ARCHITECTS ENGINEERS
121 S. MAIN STREET
P.O. BOX 1153
LIVINGSTON, MONTANA 59047
PHONE: 406-222-0104
FAX: 406-222-1007
CONTACT: MARK WESTENSKOW
EMAIL: MARKW@CTAGROUP.COM

DRAWINGS INDEX

- DR1.0 - SITE INDEX PLAN
- DR1.1 - KEY NOTE: SITE PLAN
- DR1.2 - DIMENSIONED SITE PLAN
- DR1.3 - ACCESS SITE PLAN
- DR1.4 - UTILITY PLAN
- DR1.5 - ALTA SHEET 1
- DR1.6 - ALTA SHEET 2
- DR1.7 - ALTA SHEET 3
- DR2.0 - LANDSCAPE PLAN
- DR2.1 - COLOR LANDSCAPE PLAN
- DR3.0 - PRELIMINARY GRADING & DRAINAGE PLAN
- DR3.1 - PRELIMINARY PERIMETER CROSS SECTIONS
- DR3.2 - SITE PLAN DETAILS
- DR3.3 - SITE PLAN DETAILS
- DR3.4 - SITE PLAN DETAILS
- DR3.5 - SITE PLAN DETAILS
- DR3.6 - SITE PLAN DETAILS
- DR4.0 - ELEVATIONS
- DR5.0 - FLOOR PLAN
- DR6.0 - PHOTOMETRIC PLAN

SITE INDEX PLAN



--CITY OF MESA--
LI ZONE
(ULTHERA INC.)

KIOWA
AVENUE

--CITY OF MESA--
LI CUP ZONE
(VACANT)

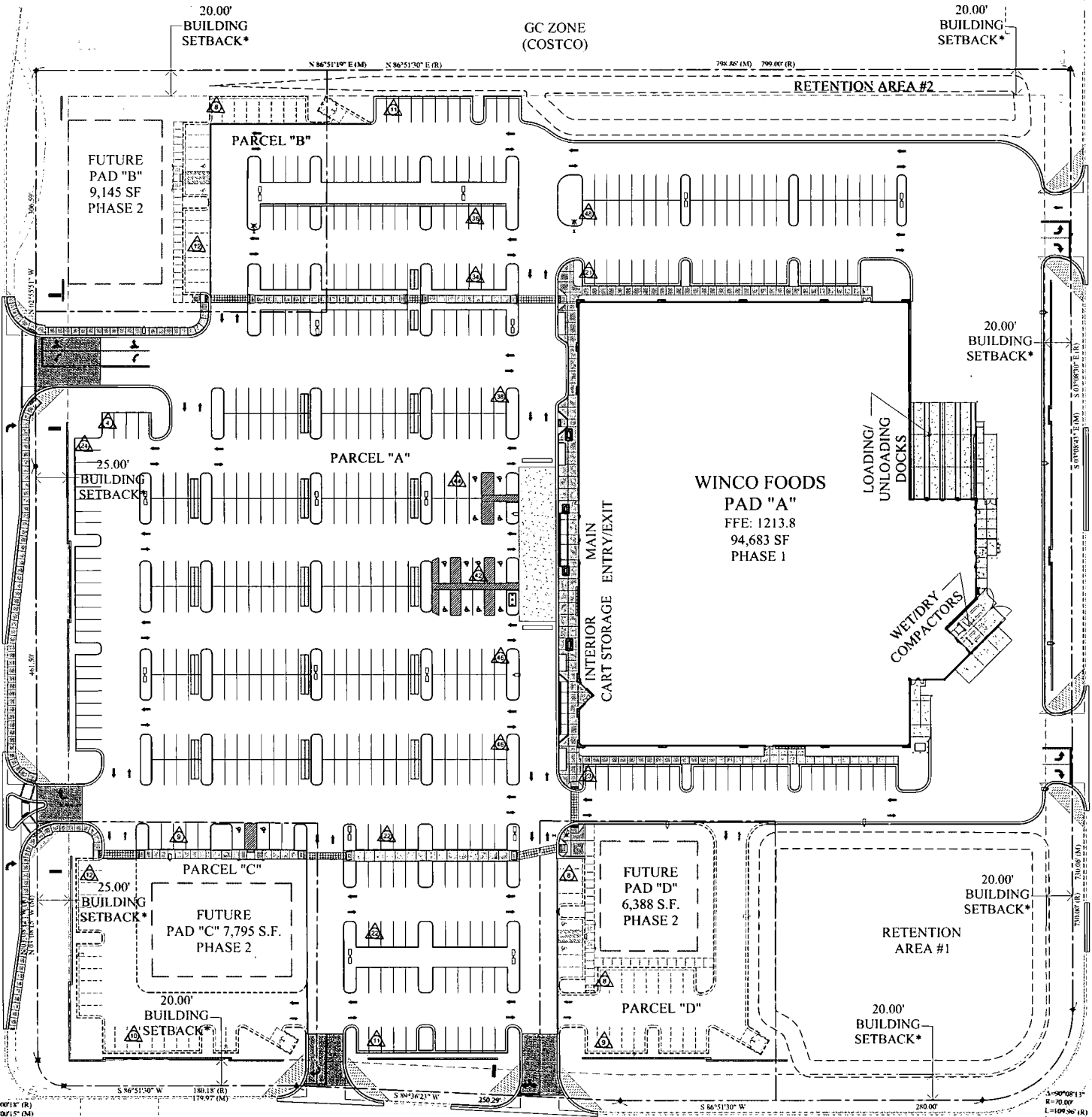
ARIZONA AVENUE
(PUBLIC ROADWAY)

COLORADO STREET
(PUBLIC ROADWAY)

GC ZONE
(COMMERCIAL)

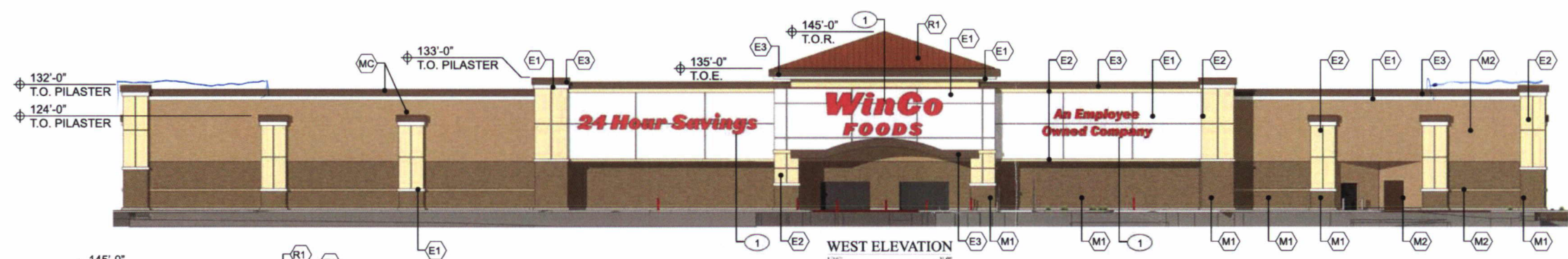
GC ZONE
(COSTCO)

GC ZONE
(DARNER MOTOR SALES)

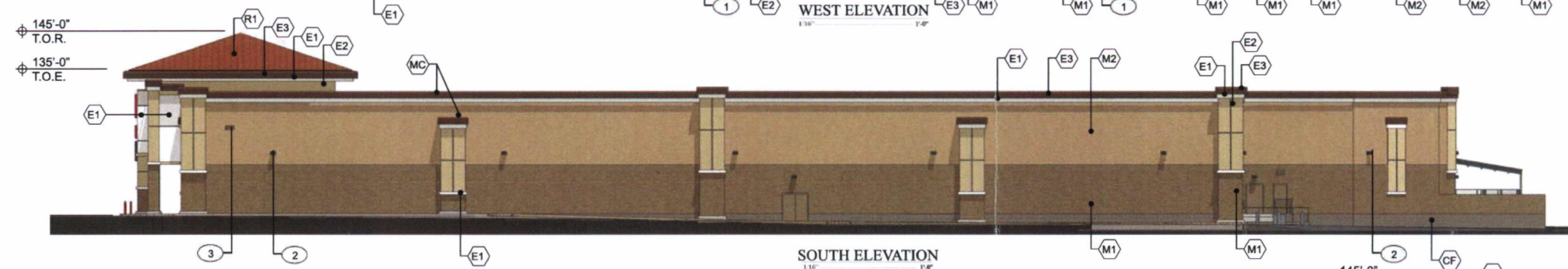




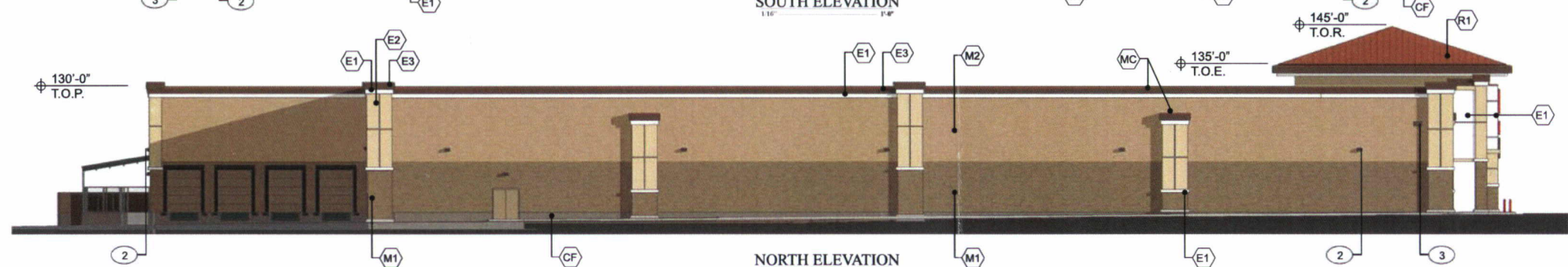
PERSPECTIVE



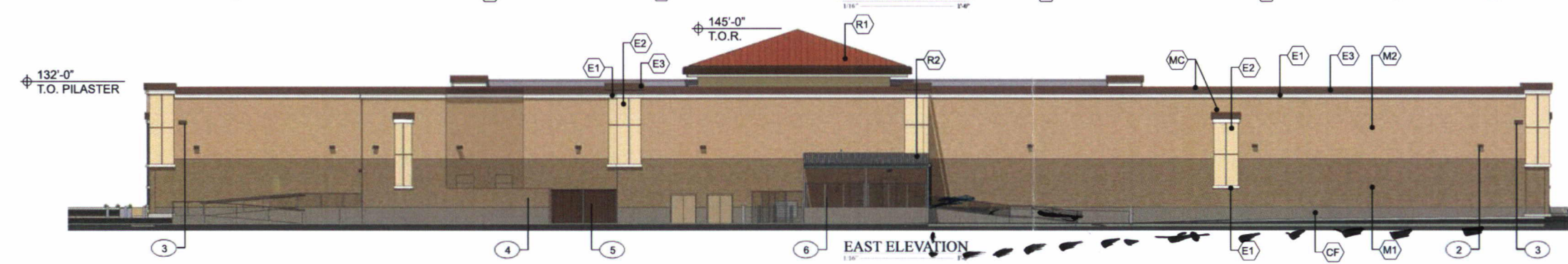
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

LEGEND

- E1 - EFIS - SAND PEBBLE FINE - MATCH BENJAMIN MOORE HC-27 MOTEREY WHITE
- E2 - EFIS - SWIRL COARSE - MATCH BENJAMIN MOORE HC-39 PUTNAM IVORY
- E3 - EFIS - SAND PEBBLE FINE - MATCH BENJAMIN MOORE HC-75 MARYVILLE BROWN
- P1 - PAINT - BENJAMIN MOORE HC-27 MOTEREY WHITE
- P2 - PAINT - BENJAMIN MOORE HC-75 MARYVILLE BROWN
- M1 - SPLIT FACE CMU - PAINTED - BENJAMIN MOORE HC-75 MARYVILLE BROWN
- M2 - SMOOTH FACE CMU - PAINTED - BENJAMIN MOORE HC-34 WILMINGTON TAN
- R1 - PREFINISHED METAL ROOFING - BERRIDGE STANDING SEAM COPPER-COTE
- R2 - PREFINISHED METAL ROOFING - BERRIDGE STANDING SEAM CHARCOAL GREY
- MC - METAL COPING/FLASHING - PAINTED - MATCH BERRIDGE COPPER-COTE
- CF - CONCRETE FOUNDATION - PAINT - BENJAMIN MOORE HC-75 MARYVILLE BROWN

GENERAL NOTES

1. ROOF DRAIN METHOD TO BE INTERNAL DRAIN PIPES AND EXTERIOR SCUPPERS.
2. HOLLOW METAL DOORS & FRAMES TO BE PAINTED BENJAMIN MOORE HC-75 MARYVILLE BROWN.
3. HAND/GUARD RAILS TO BE PAINTED BENJAMIN MOORE HC-75 MARYVILLE BROWN.

KEYED NOTES

1. LOCATION OF PROPOSED SIGNAGE. SIGNAGE TO BE PROVIDED BY OTHERS UNDER SEPARATE PERMIT.
2. EXTERIOR LIGHTING TO BE LITHONIA CSXW-LED, TYP., RE: DR6.0.
3. OVERFLOW SCUPPERS.
4. 8'-8" HIGH CMU EQUIPMENT SCREEN WALL TO MATCH BUILDING EXTERIOR WALL.
5. METAL GATES PAINTED TO MATCH CMU SCREEN WALL, RE: DR3.6-1&2.
6. CHAIN LINK FENCING.

REVISIONS

ARCH PROJECT NO.	WINCO_ENT
DESIGN	SB, CN
CHECKED	TP, JK
SUBMITTAL DATES	9/27/12
DTB DATE	

CTA
1185 GARY STREET
P-388-336-6000 F-388-343-3135
WWW.CTACORPORATION.COM

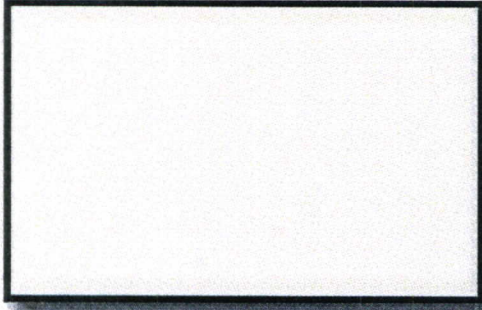


DESIGN REVIEW DRAWINGS
WINCO FOODS STORE
NEC ARIZONA & DESERT
GILBERT, ARIZONA

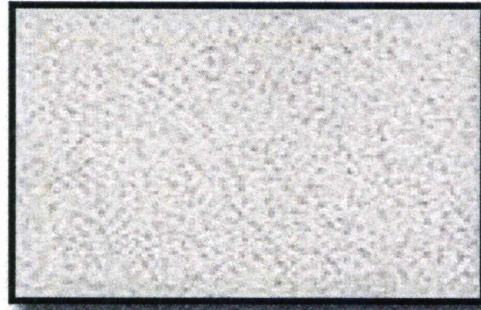
WinCo
FOODS

SHEET TITLE
BUILDING

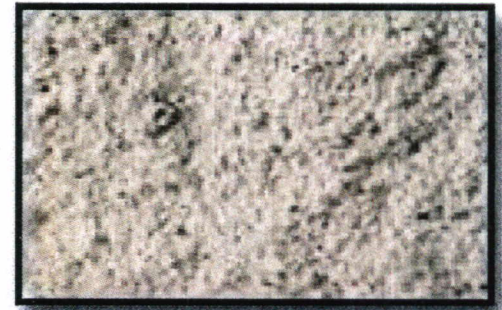
DR14-34 : Popeyes Louisiana Kitchen
Exhibit 3 - Elevations and Materials (DR12-24)
October 9, 2014



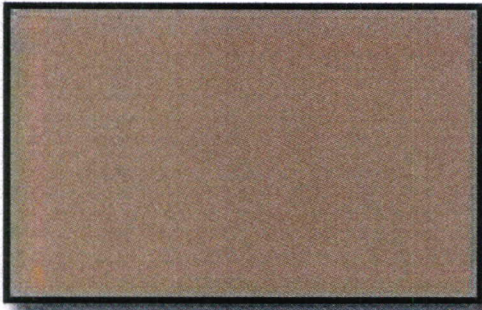
**P1 - PAINT
BENJAMIN MOORE
HC-27 MONTEREY WHITE**



**E1 - EIFS SAND PEBBLE
PAINT BENJAMIN MOORE
HC-27 MONTEREY WHITE**



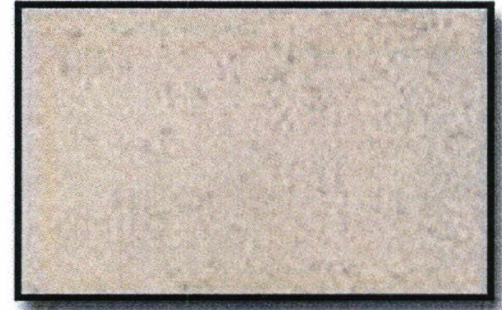
**M1 - SPLIT FACE CMU
PAINT BENJAMIN MOORE
HC-75 MARYVILLE BROWN**



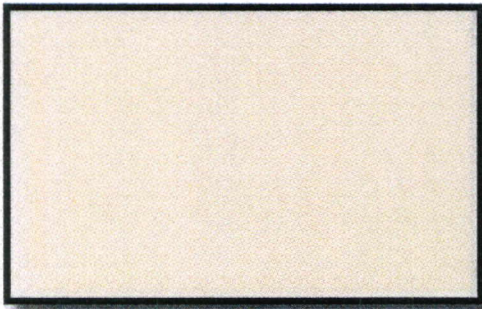
**P2 - PAINT
BENJAMIN MOORE
HC-75 MARYVILLE BROWN**



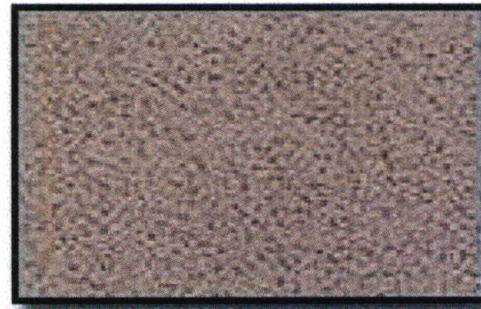
**E2 - EIFS SWIRL COARSE
PAINT BENJAMIN MOORE
HC-39 PUTNAM IVORY**



**M2 - SMOOTH FACE CMU
PAINT BENJAMIN MOORE
HC-34 WILMINGTON TAN**



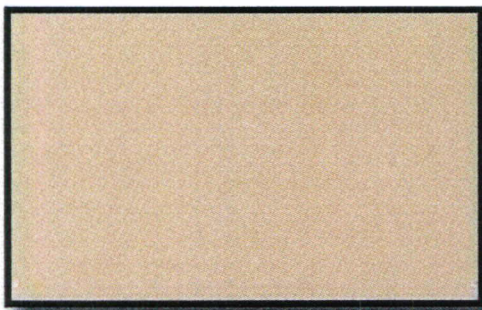
**P3 - PAINT
BENJAMIN MOORE
HC-39 PUTNAM IVORY**



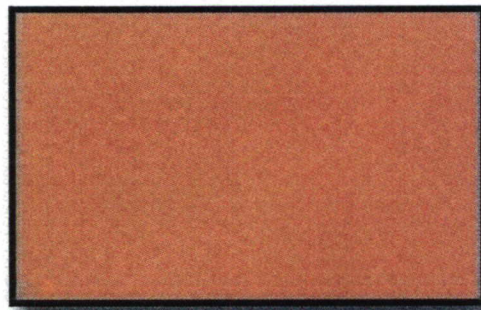
**E3 - EIFS SAND PEBBLE
PAINT BENJAMIN MOORE
HC-75 MARYVILLE BROWN**



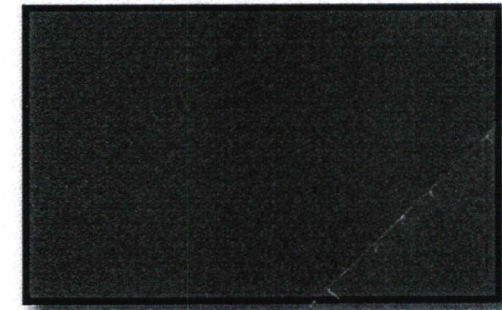
**MC - METAL COPING/
FLASHING PAINTED -
MATCH BERRIDGE STAND-
ING SEAM COPPER COAT**



**P4 - PAINT
BENJAMIN MOORE
HC34 WILMINGTON TAN**



**R1 - METAL ROOFING
BERRIDGE STANDING SEAM
COPPER-COTE**



**R2 - METAL ROOFING
BERRIDGE STANDING SEAM
CHARCOAL GREY**

**DESIGN REVIEW
WINCO FOODS STORE
NEC ARIZONA & DESERT
GILBERT, ARIZONA**

09/27/2012



ARCHITECTS ENGINEERS

PROJECT SITE DATA

OWNER:
Z&H FOODS
3100 MAIN STREET #301
DALLAS, TX 75226
CONTACT: JEFFREY BENNETT

ARCHITECT:
arc one associates LLC
1427 N. 3RD STREET, SUITE 110
PHOENIX, ARIZONA 85004
CONTACT: RICHARD OEHLER AIA
PHONE: (602) 242 7871

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL EXISTING BUILDING CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2011 NATIONAL ELECTRICAL CODE (ALL WITH CITY OF PHOENIX AMENDMENTS)
2010 AMERICAN WITH DISABILITIES ACT ACCESSIBLE GUIDE

ICC/ANSI A117.1-2003 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
(ANSI) APPENDIX A TO 28 CFR PART 36 ADA STANDARDS FOR ACCESSIBLE
DESIGN (ADAAG) REVISED 7/1/2010 BY USDOJ

OCCUPANCY CLASSIFICATION: ASSEMBLY A-2 (RESTAURANT)
BUILDING OCCUPANT LOAD: 78 BASIS: (SEATING + EMPLOYEES)
CONSTRUCTION CLASSIFICATION: TYPE V-B

PROJECT LOCATION: SITE IS LOCATED ON A PROPERTY LOCATED ON THE NORTH EASTH SIDE OF
ARIZONA AVE. & DESERT LANE.

ADDRESS: (NOT AVAILABLE) APN= 302-09-545

PROJECT NARRATIVE:
THIS PROJECT CONSIST OF A 2,979 SQUARE FOOT
535 SF. OUTDOOR DINING AREA
FAST-FOOD RESTAURANT WITH DRIVE-THRU

ASSESSOR PARCEL #: 302 09 545

ZONING: GC

UTILITIES:
WATER - TOWN OF GILBERT
SEWER - TOWN OF GILBERT
ELECTRIC - APS
GAS - SOUTHWEST GAS

HEALTH DEPARTMENT:
MARICOPA COUNTY HEALTH DEPARTMENT PHOENIX, AZ. (602) 506-6616

LOT AREA:
NET ACREAGE: 42,124 SQUARE FEET FOR POPEYE'S
GROSS ACREAGE: 64,470 SQUARE FEET FOR POPEYE'S

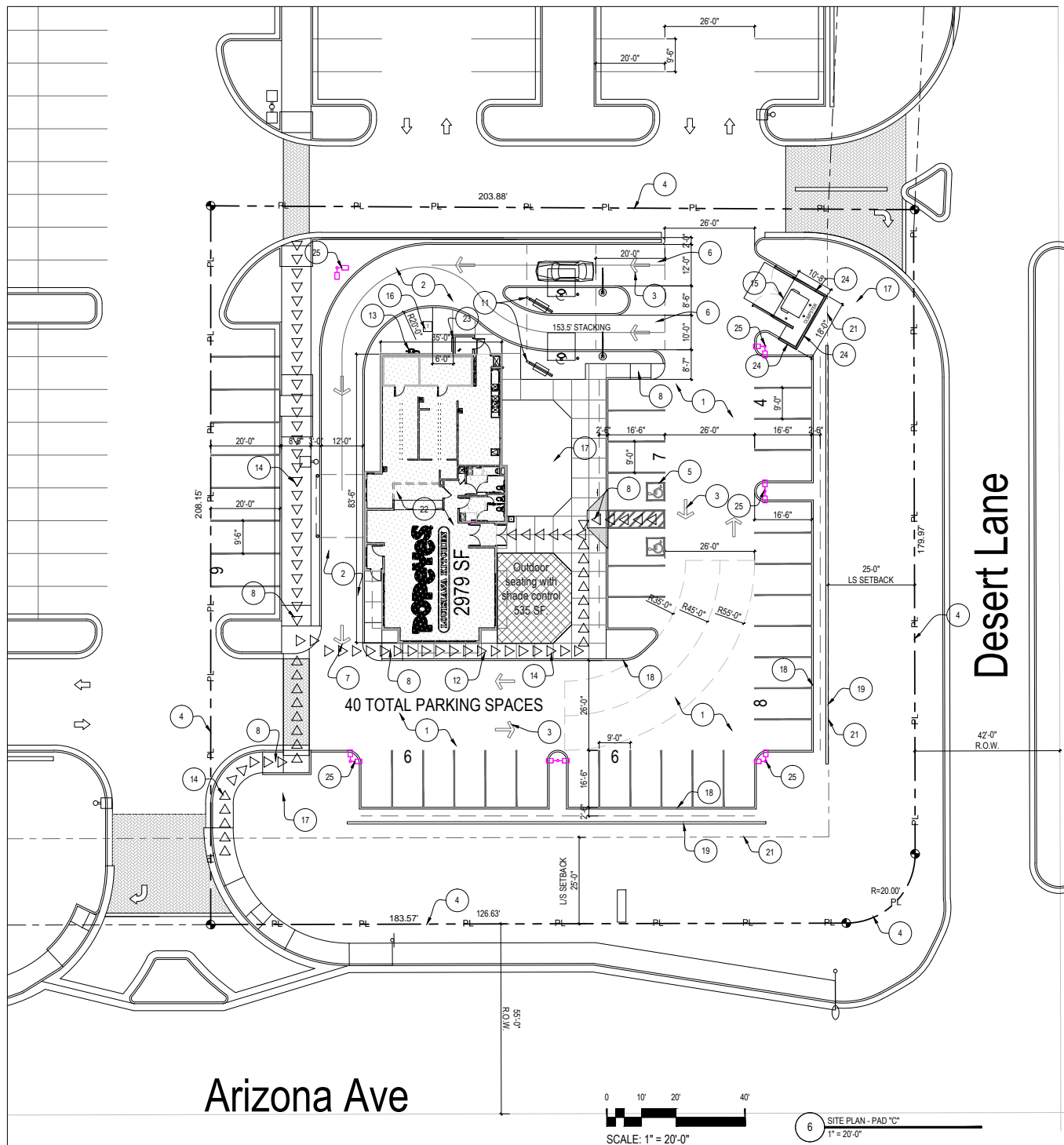
LOT COVERAGE:
TOTAL LOT - 42,124 SQUARE FEET
TOTAL BUILDING AREA = 2,979 SF
TOTAL OUTDOOR DINING AREA = 535 SF

TOTAL LOT COVERAGE 2,979 SQUARE FEET + OUTDOOR DINING AREA = 535 SF
3,514 SF / 42,124 SF = 0.0834 = 8.34%

BUILDING HEIGHT: 30'-0" (ALLOWABLE)
24'-6" (PROVIDED)

REQUIRED PARKING SPACES
TOTAL BUILDING AREA 2,979 S.F.
RESTAURANT - 1 SPACE PER 100 SF 2,979/100 = 29.79 = 30
OUTDOOR DINING - 1 SPACE PER 400 SF 535/400 = 1.33 = 2
SPACES REQUIRED = 32
SPACES PROVIDED = 40

ACCESSIBLE PARKING SPACES REQUIRED
2 SPACES
ACCESSIBLE PARKING SPACES PROVIDED
2 SPACES



DR14-34 : Popeyes Louisiana Kitchen
Exhibit 4 - Site Plan
October 9, 2014

1. All utility lines less than 69 KV on or contiguous to the site shall be installed or relocated underground.
2. All trash enclosures shall include fully opaque screening gates, finished and painted to match the enclosure. Screening gates shall not open into vehicular drive aisles. Trash enclosures are not required in industrial districts if located inside an enclosed yard which is screened by a perimeter wall at least 6 feet in height.
3. All outdoor storage areas for storage of materials and equipment shall be fully screened from view by a 6' solid masonry wall. Industrial storage screen walls shall be finished where they are exposed to public view from streets or adjacent non-industrial uses.
4. S.E.S. panels and any other above ground utility cabinet shall be fully screened from view from streets or from areas accessible to customers and the general public. Screening may be accomplished by any one of the following methods:
 - a. Fully recessing the cabinet into the building and enclosing it by a solid door or doors separate from the cabinet;
 - b. Screening with a decorative masonry wall of the same height as the panel. The screen wall may be L-shaped, U-shaped or a straight wall parallel to the cabinet, depending on the location of the cabinet;
 - c. An alternative screening method approved by the Planning Department prior to issuance of any permits.
5. The location of all electrical utility equipment shall be identified on the construction plans.
6. Roof-mounted mechanical equipment shall be fully screened by either one of the following methods:
 - a. The parapet wall of the building shall equal or exceed the height of the mechanical units, or;
 - b. By locating the mechanical equipment behind the roof planes in the case of mansard, hip or other than flat roof.
7. Roof mounted mechanical equipment enclosures or equipment screen walls shall not project above the roof parapet. To the extent permitted by law, satellite dishes shall be fully screened by a parapet wall.
9. Ground mounted mechanical equipment shall be fully screened from view (from streets or surrounding commercial uses) by a combination of decorative walls and an evergreen vegetative hedge equal to or exceeding the height of the equipment.
10. Pneumatic tubes, whether metal or plastic, shall be either:
 - a. Enclosed in pilasters, columns or other architectural features of the canopy or building, or;
 - b. Routed under ground.
11. All backflow prevention devices larger than 2" shall be screened with landscape located within a 6' radius of the device. All backflow preventers 2" or smaller shall be placed in a locked wire mesh cage painted to match the primary building color.
12. All freestanding light poles shall:
 - a. Be located within landscaped areas or planter islands.
 - b. Have concrete bases painted to match the primary building color or finished to match parking screen walls. Concrete bases for light poles shall not exceed a height of 30' from adjacent grade.
 - c. Be located to avoid conflict with trees.
13. Site lighting shall comply with the light and glare criteria set forth in Section 4.103 of the LDC, including a maximum freestanding light fixture height of 25'.
14. Landscaped areas adjacent to public right-of-way shall be mounded and naturally contoured. No more than 50% of the required (right-of-way and landscaping tracks) landscaping fronting adjacent streets may be used for retention. Retention area side slopes shall be varied, and no slope shall exceed a 4:1 maximum.
15. Commercial building downspouts shall be internalized. Industrial buildings may use exposed downspouts if articulated with the architecture of the building and built with a durable material such as steel.
16. Commercial development vehicular access points and pedestrian access ways shall include special paving treatment such as integral colored stamped concrete, Bosmanite, or similar alternative. Location and material shall be reviewed and approved by the Planning Department prior to the issuance of a building permit.
17. Customer, employee and visitor parking shall be screened from street view by low masonry walls. The parking screen walls shall be finished on both sides using the same materials and colors, and a design to complement that of the main building.
18. All exterior metal shall be finished or painted to match the approved project colors.
19. Existing on-site plant material damaged during construction shall be replaced with comparable species and size.

3 SITE NOTES

- 1 AREA ASPHALT PAVING OVER 4" ABC - SLOPE @ 1% FROM HIGH TO EXISTING PAVING LINE
- 2 AREA ASPHALT PAVING IN DRIVE-THRU
- 3 PAINTED DIRECTION ARROWS - WHITE
- 4 PROPERTY LINE
- 5 ADA PARKING SPACES
- 6 ENTRY DRIVE THRU
- 7 EXIT DRIVE THRU
- 8 ADA ACCESSIBLE RAMP - 6" MAX. RISE - NO HANDRAIL REQUIRED
- 9 ACCESS 20'x10' VIEW TRIANGLES
- 10 ACCESS 25'x25' VIEW TRIANGLES - PER CITY
- 11 DRIVE THRU SIGNAGE
- 12 CONCRETE SIDEWALK - Provide decorative pavement to match Winco & inline shops
- 13 NEW GAS METER LOCATION
- 14 ADA ACCESSIBLE ROUTE - ACCESSIBLE ROUTE SLOPE NOT TO EXCEED 1:20 WITH A CROSS SLOPE NOT TO EXCEED 1:50. (ADAAG 4.3.7) < < < < <
- 15 NEW TRASH DUMPSTER
- 16 TRANSFORMER LOCATION OVER CONCRETE PAD
- 17 LANDSCAPE AREA
- 18 6" CONCRETE CURB
- 19 PARKING LOT SCREEN FENCE
- 20 SITE WALL
- 21 LANDSCAPE SETBACK LINE
- 22 PROPOSED NEW BUILDING
- 23 NEW ELECTRICAL SERVICE SECTION TO BE SCREENED WITH SHRUBS 6'-0" AWAY
- 24 NEW TRASH DUMPSTER SCREEN WALL
- 25 NEW METAL HALIDE PARKING LOT LIGHTING - 20' POLES HEIGHT - TO MEET DARK SKY

NOTE:
HVAC UNITS TO BE LOCATED ON ROOF AND TO BE SCREENED WITH A PARAPET WALL

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POPEYES
LOUISIANA KITCHEN

NEW POPEYE'S
RESTAURANT
N. ARIZONA AVENUE
GILBERT, ARIZONA 85233
PARCEL # 302-09-545

design: RDO
drawn: JO
check: JDO

revisions:

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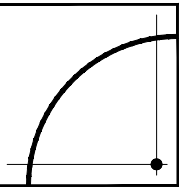
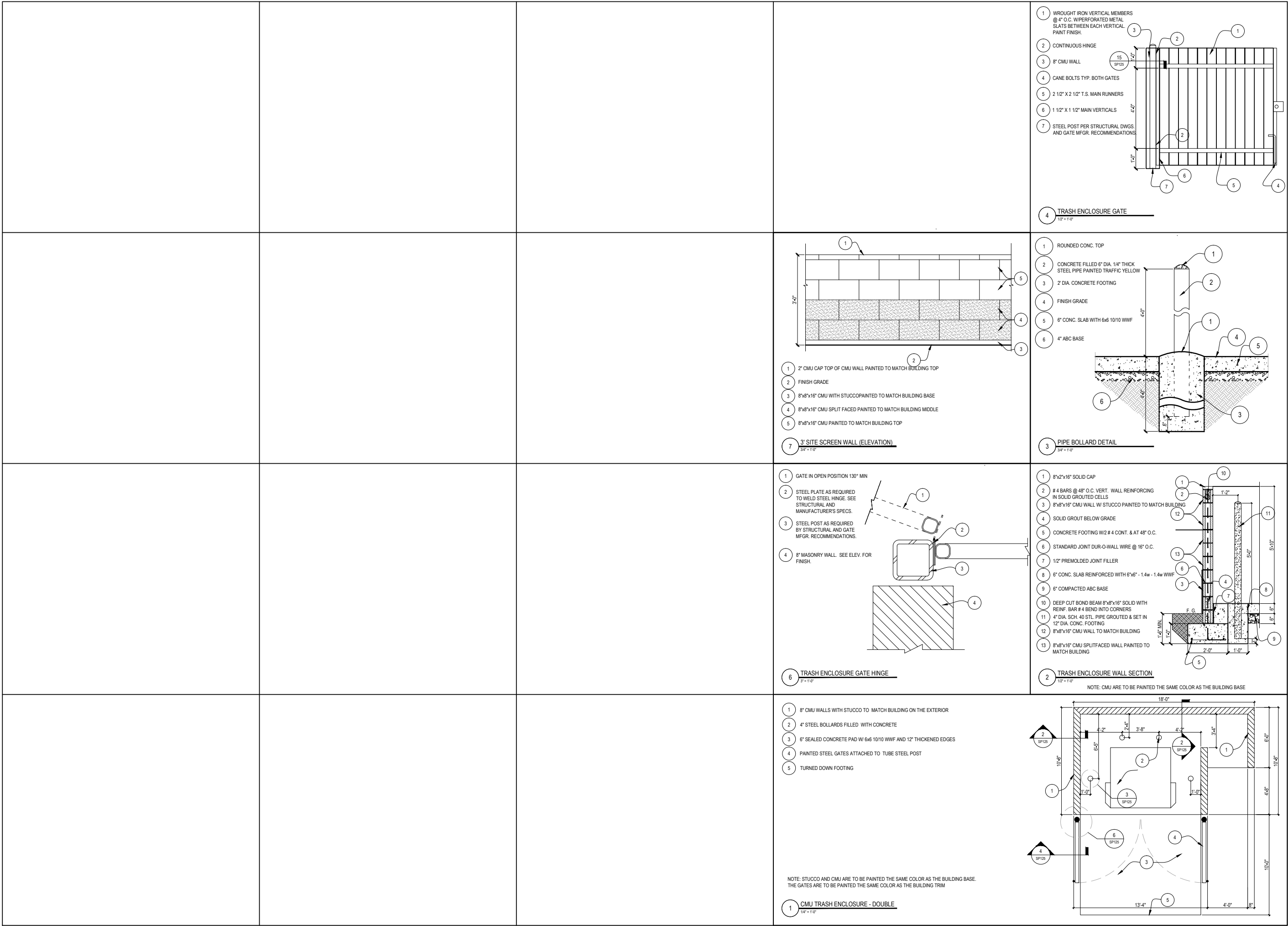


EXPIRES 12/31/15
date: 09/22/14

SHEET

SD100

of
PROJECT: A0580914



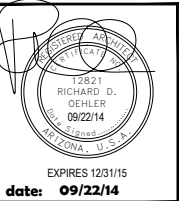
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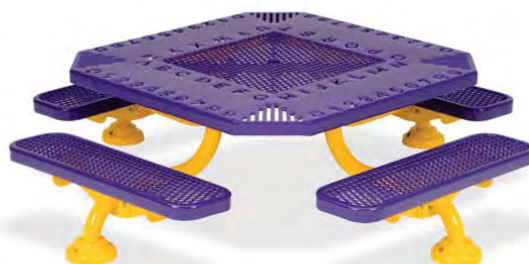


date: 09/22/14
SHEET
SD125
of
PROJECT: A0580914

SPYDER® CHILDREN'S TABLES



SY101(D) ▲



SY102(D) with SC204
(Sold separately) ▲

MODEL	DESCRIPTION	DIAMOND (D)	PERFORATED (P)
		WEIGHT	WEIGHT
SY100	46" Square children's table - Portable/Surface-mount	223 lb.	275 lb.
SY101	46" Round children's table - Portable/Surface-mount	216 lb.	251 lb.
SY102	46" Children's Alphabet table - Portable/Surface-mount	256 lb.	277 lb.
MODEL	ACCESSORIES FOR ITEMS ABOVE (PATTERN OPTIONS - NOT AVAILABLE)	WEIGHT	
SC204	Small mounting-plate covers (set of 4)	8 lb.	

BUILD YOUR OWN SPYDER

CHOOSE STYLE AND FRAME

TABLES

Round, square, octagon and picnic

TABLE SIZES

Round: 36" or 46" diameter

Square: 46"

Octagon: 46"

Picnic: 7' and 11'

OPTIONS AND ACCESSORIES

Mounting-plate covers optional for all tables

MOUNTING OPTIONS

Portable/Surface-mount or In-ground

See page 85 for mounting details.

Umbrella holes in all tables.

CHOOSE MATERIALS AND FINISHES

PATTERNS

Diamond: $\frac{3}{4}$ " #9 Expanded steel mesh

Perforated: 12-Gauge sheet steel

FRAMING

2 $\frac{7}{8}$ " O.D. framework

2 $\frac{3}{8}$ " O.D. framework (Children's)

HARDWARE

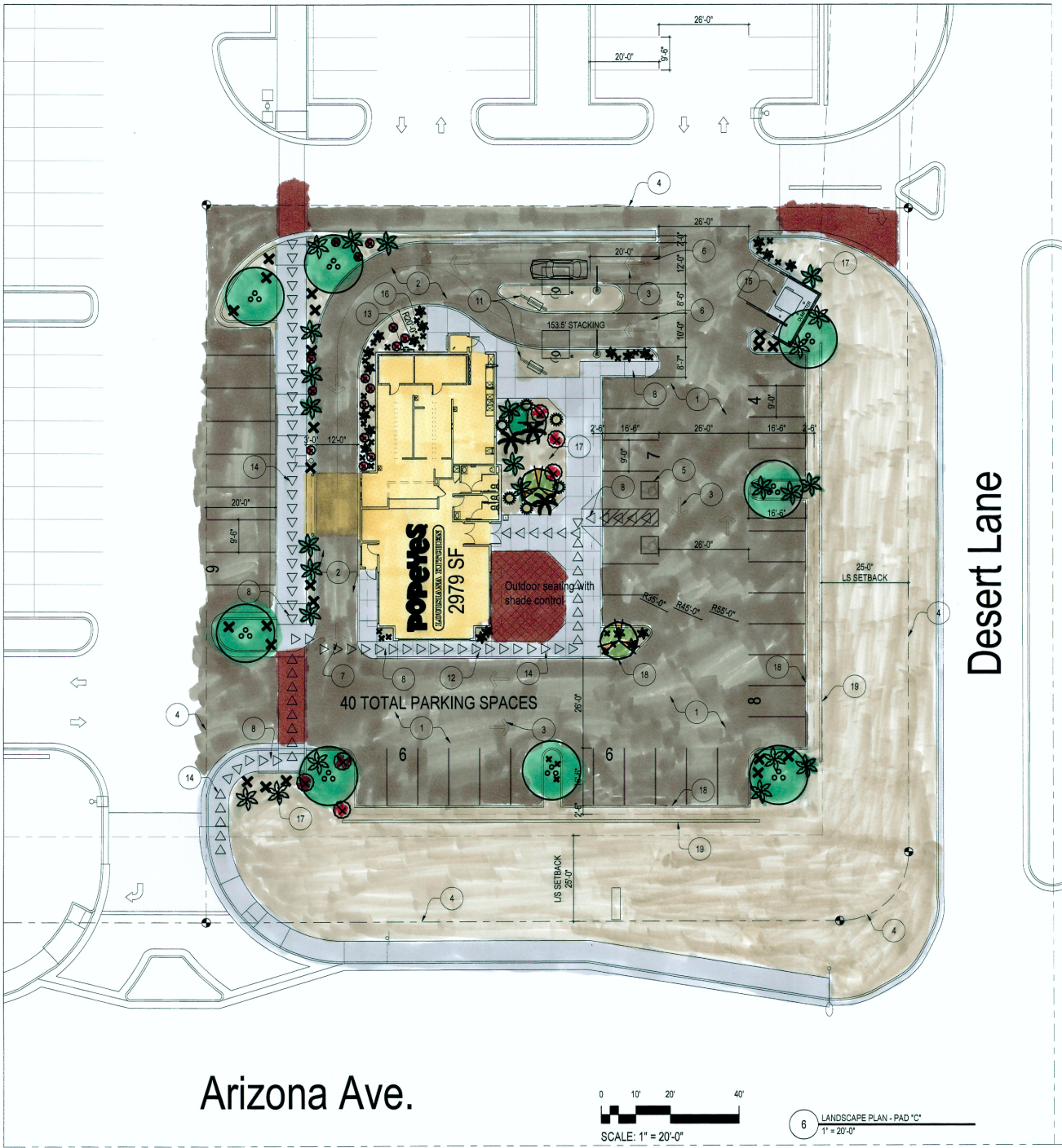
Stainless steel

FINISHES

Plastisol-coated surfaces with superior AAMA 2604-05 Specified Powder-coated frames.

This line can be coated in one color or you can complement the frame with the surface.

See finish options on page 85.



BOTANICAL NAMES SIZES		COMMON NAMES	
<u>TREES:</u>			
	PARKINSONIA 'HYBRID DESERT MUSEUM'	SHOESTRING ACACIA	36" BOX
	ULMUS PARVIFOLIA	CHINESE ELM	48" BOX
	PARKINSONIA PRAECOX	PALO BREA	24" BOX (MATCHING)
<u>SHRUBS:</u>			
	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA	5 GAL
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL
	RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL
	LANTANA 'NEW GOLD'	'NEW GOLD' LANTANA	1 GAL
	TECOMA STANS 'GOLD STAR'	GOLD STAR 'TECOMA'	5 GAL
	AGAVE GEMINIFLORA	TWIN FLOWERED AGAVE	5 GAL

- 3 PLANTING LEGEND
- AREA ASPHALT PAVING OVER 4" ABC - SLOPE @ 1% FROM HIGH TO EXISTING PAVING LINE
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 - TRASH DUMPSTER
 - TRANSFORMER LOCATION OVER CONCRETE PAD
 - LANDSCAPE AREA
 - 6" CONCRETE CURB
 - SCREEN FENCE
 - SITE WALL

GROUND COVER:

MATCH EXISTING DECOMPOSED GRANITE (DG) SIZE AND COLOR - 2" THICK LAYER ON ALL LANDSCAPE AREAS

ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL TREES AND SHRUBS LOCATED IN THE SIGHT TRIANGLES WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 2' TO 6'. TREE HEIGHTS AND CALIPERS WILL COMPLY WITH 'ARIZONA NURSERY ASSOCIATION' SPECIFICATIONS FOR THAT TYPE AND SIZE OF TREE.

5 LANDSCAPE GENERAL NOTES

1 LANDSCAPE PLAN KEYNOTES

DR14-34 : Popeyes Louisiana Kitchen
Exhibit 5 - Landscape Plan
October 9, 2014

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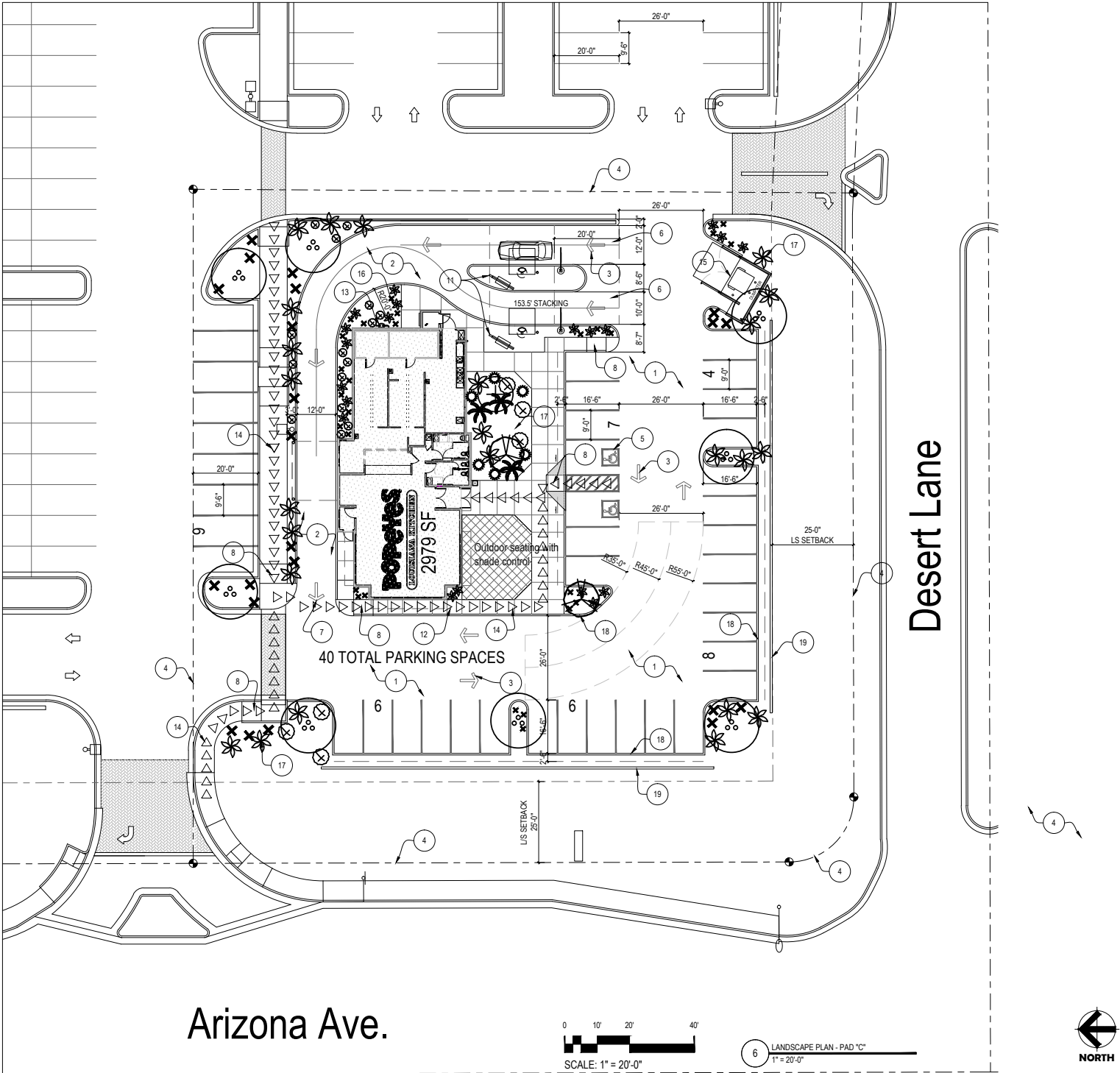
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REGISTERED ARCHITECT
2621
RICHARD D. OEHLE
09/26/14
ARIZONA, U.S.A.

EXPIRES 12/31/15
date: 09/26/14

SHEET
LP100
of
PROJECT: A0580914



BOTANICAL NAMES SIZES		COMMON NAMES	
TREES:			
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	LANTANA 'NEW GOLD'	'NEW GOLD' LANTANA	1 GAL
	TECOMA STANS 'GOLD STAR'	GOLD STAR 'TECOMA'	5 GAL
	AGAVE GEMINIFLORA	TWIN FLOWERED AGAVE	5 GAL
3 PLANTING LEGEND			

- 1

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PAINTED DIRECTION ARROWS - WHITE
- 4

PROPERTY LINE
- 5

ADA PARKING SPACES
- 6

ENTRY DRIVE THRU
- 7

EXIT DRIVE THRU
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- 15

TRASH DUMPSTER
- 16

TRANSFORMER LOCATION OVER CONCRETE PAD
- 17

LANDSCAPE AREA
- 18

6" CONCRETE CURB
- 19

SCREEN FENCE
- 20

SITE WALL
- 1

LANDSCAPE PLAN KEYNOTES

GROUND COVER:

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5 LANDSCAPE GENERAL NOTES

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PARCEL # 302-09-545

design: **RDO**
drawn: **JO**
check: **JDO**

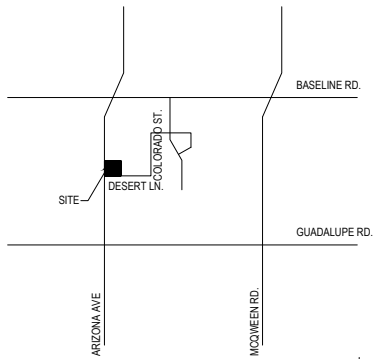
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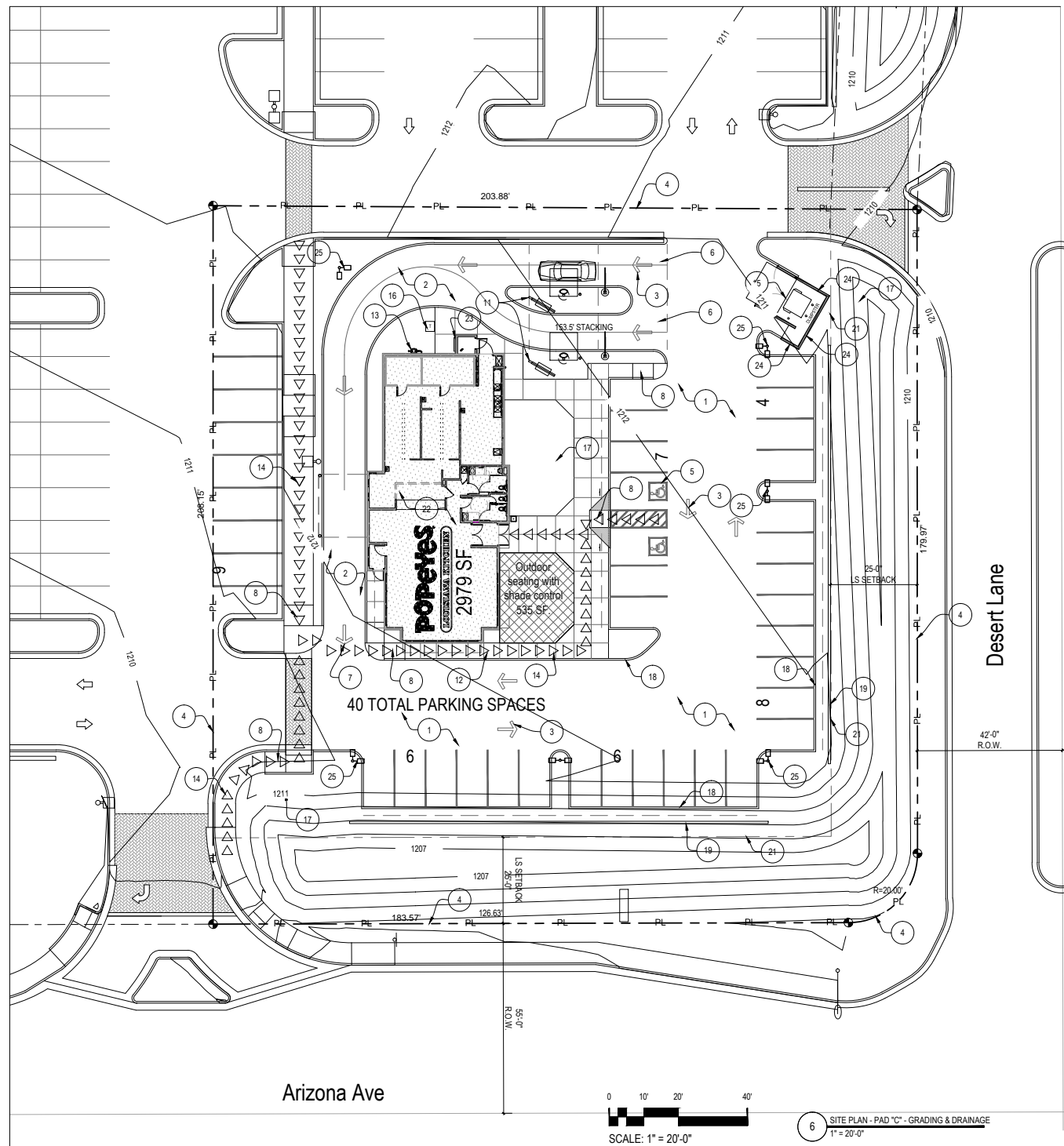
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EXPIRES 12/31/15
date: **09/26/14**

SHEET
LP100
of
PROJECT: **A0580914**



20 VICINITY MAP



**DR14-34 : Popeyes Louisiana Kitchen
Exhibit 6 - Grading and Drainage
October 9, 2014**

- 1 AREA ASPHALT PAVING OVER 4" ABC - SLOPE @ 1% FROM HIGH TO EXISTING PAVING LINE
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NOTE:
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1 LANDSCAPE PLAN KEYNOTES

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PARCEL # 302-09-545

design: RDO
drawn: JO
check: JDO

revisions:

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of
PROJECT: A0580914

DR14-34 : Popeyes Louisiana Kitchen
Exhibit 7 - Elevations
October 9, 2014



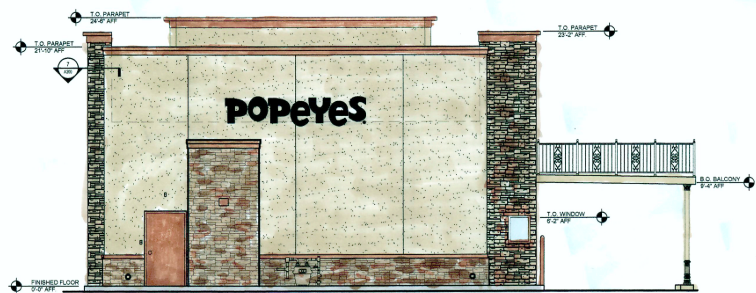
3 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



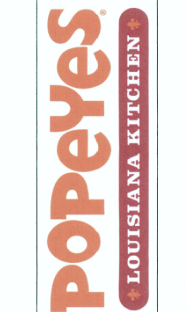
2 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

- CORONADO STONE
CASCADA
FOUR RIVERS
- HIGH PERFORMANCE
COATING BONE-BLACK
BROWN COLORED METALLIC
TIGER OFF-LAND
- REPLACEMENT LACONIA
CLAYTON TRAIL
#1124
- REPLACEMENT LACONIA
TATE ORANGE
#1123
- REPLACEMENT LACONIA
CHRISTOPHER BUFF
#1122

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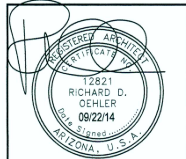


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PARCEL # 302-09-545

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